

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

February 11, 2022

Emily Brudenell  
Scout Architecture Design  
2722 San Joaquin Ave SE  
Albuquerque, NM 87106

**Re: Caterpillar Clubhouse**  
**803 2<sup>nd</sup> Street SW**  
**Traffic Circulation Layout**  
Architect's Stamp 02-02-2022 (K14-D227)

Dear Ms. Brudenell,

Based upon the information provided in your submittal received 02-09-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.  
**Coordinate/discuss with Zoning.**
3. **Hazeldine Ave/2<sup>nd</sup> St. Frontage:**
  - Proposed driveway needs to be locate on proposed development frontage on Hazeldine and width on detail C1/TCL-s will need to be provide and reference COA std dwg for overall detail of proposed drivepad.
  - Detail for proposed driveway will need to be provided.
  - Ramp at corner of Hazeldine/2<sup>nd</sup> St:
    1. Ramp design will need to be MODIFI~~ED~~ because handrailing will not be allowed within COA ROW.
  - On street parking dimensions needs to follow **IDO and DPM design requirements** for 2<sup>nd</sup> St and Hazeldine.
  - Limits of new versus old sidewalk will need to be identify on site plan..
  - The ADA parking stall (2<sup>nd</sup> ST):
    1. Will need to follow IDO and DPM design requirements. This stall is in conflict with driveway and proposed ramp and std curb and gutter. This is a safety conflict.

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2. Conflict between COA std dwg 2443 and 2425 A&B which one is being referenced for this infrastructure. Please pick one. SEE DPM.
  3. A header curb is being proposed at building entrance. This is consider an obstruction for ADA pathway.
  4. You will need a taper between proposed sidewalk and drivepad/ramp joint.
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4. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
  5. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
  6. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC.
  7. All bicycle racks shall be designed according to the following guidelines:
    - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
    - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
    - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
    - d. The rack allows varying bicycle frame sizes and styles to be attached.
    - e. The user is not required to lift the bicycle onto the bicycle rack.
    - f. Each bicycle parking space is accessible without moving another bicycle.
  8. Bicycle racks shall be sturdy and anchored to a concrete pad.
  9. A 1-foot clear zone around the bicycle parking stall shall be provided.
  10. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
  11. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details (**If applicable**).
  12. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
- Clear Sight
13. Please provide a sight distance exhibit
  14. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees,

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and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

15. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
16. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A).
17. Please provide a letter of response for all comments given.
18. Traffic Studies (**IF APPLICABLE**): See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: [mgrush@cabq.gov](mailto:mgrush@cabq.gov)**).

## Once corrections are complete resubmit

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1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

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for log in and evaluation by Transportation.

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If you have any questions, please contact me at (505) 924-3630.

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

